

**AN ORDINANCE AMENDING SECTIONS 1-2, 3-8, 4-8, 5-8, 5.1-8, 6-8, 8-8, 10-8,
11-9, 12-9, 15-8, 15.1-8, 16-8. 16.1-8 OF THE ZONING ORDINANCE
PERTAINING TO DEFINITIONS, CORNER SIDE YARD REGULATIONS, AND
SPECIAL PROVISIONS FOR CORNER LOTS.
TA-05-04**

*Ed. Note: The following text represents an excerpt of the Zoning Ordinance that are subject to change. Words with ~~strikethrough~~ are proposed for repeal. Words that are **boldfaced and underlined** are proposed for enactment. Existing ordinance language that is not included here is not implied to be repealed simply due to the fact that it is omitted from this excerpted text.*

**ARTICLE 1
DEFINITIONS**

~~1-2-60.4~~**57.1** LOT, MULTI-CORNER: A corner lot with at least three street frontages. Where there are three uninterrupted street frontages, the lot line connecting the two street corners shall define front and corner side lot lines. If this line is shorter than both of the lot lines it intersects, then it shall be defined as a front lot line and the other two shall be defined as corner side lot lines. If it is longer than either of the other two lot lines, then it shall be defined as a corner side lot line and the other two shall be defined as front lot lines. For Multi-Corner Lots having other than three uninterrupted street frontages, the Administrator shall determine the designation of front and corner side lot lines based upon the orientation of these lines on adjacent lots. Limited access highways as defined by the Virginia Department of Transportation shall not be considered streets for the purposes of determining if a lot has multiple frontage. (8-13-02, CASE # 02-06, ORD. NO. 021-2002)

**ARTICLE 3
LOW DENSITY RESIDENTIAL DISTRICT – LR**

SECTION 3-8. CORNER SIDE YARD REGULATIONS (8-13-02, Case 02-06, Ord. N. 021-2002)

~~3-8-1~~ ~~—————~~ ~~Main buildings: Twenty-five (25) feet or more.~~

~~3-8-2~~**1** For single family dwellings: twenty-five (25) feet or more.

~~3-8-3~~**2** For all other uses: thirty (30) feet or more. (9/11/01, Case TA-01-03, Ord. No. 028-2001)

ARTICLE 4
MEDIUM DENSITY RESIDENTIAL DISTRICT – MR

**SECTION 4-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS AS PER~~
~~SECTION 1-2-57 OF THIS ORDINANCE~~ CORNER SIDE
YARD REGULATIONS**

~~4-8-1~~ ————— ~~The side yard facing on the side street for both main and accessory buildings shall be as follows:~~

~~4-8-21~~ For single family dwellings: twenty (20) feet or more. (9/11/01, Case TA-01-03, Ord. No. 028-2001)

~~4-8-32~~ For all other uses: twenty-five (25) feet or more.

ARTICLE 5
HIGH DENSITY RESIDENTIAL DISTRICT – HR

**SECTION 5-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS AS PER~~
~~SECTION 1-2-57 OF THIS ORDINANCE~~. CORNER SIDE
YARD REGULATIONS**

~~5-8-1~~ ————— ~~The side yard facing on the side street for both main and accessory buildings shall be as follows:~~

~~5-8-21~~ For single family dwellings: fifteen (15) feet or more.

~~5-8-32~~ For two family and townhouse dwellings: twenty (20) feet or more.

~~5-8-43~~ For multifamily dwellings and all other uses: twenty-five (25) feet or more. (9/11/01, Case TA-01-03, Ord. No. 028-2001)

ARTICLE 5.1
LIMITED HIGH DENSITY RESIDENTIAL DISTRICT – HR-1

**SECTION 5.1-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS AS PER~~
~~SECTION 1-2-57 OF THIS ORDINANCE~~. CORNER SIDE
YARD REGULATIONS**

~~5.1-8-1~~ ————— ~~The side yard facing on the side street for both main and accessory buildings shall be as follows:~~

~~5.1-8-21~~ For single family dwellings, two family dwellings, and townhouse dwellings: fifteen (15) feet or more.

~~5.1-8-32~~ For all other uses: twenty-five (25) feet or more.

**ARTICLE 6
RESIDENTIAL OFFICE DISTRICT – RO-1**

**SECTION 6-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

As per Section 3-8 of this Ordinance.

**ARTICLE 8
HIGHWAY COMMERCIAL DISTRICT – B-2**

**SECTION 8-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

~~8-8-1~~ Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.

~~8-8-21~~ The side yard facing on the side street shall be thirty five (35) feet for both main and accessory buildings. **For all uses: thirty-five (35) feet or more.**

**ARTICLE 10
COMMERCIAL INDUSTRIAL DISTRICT – CM-1**

**SECTION 10-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

As per Section 8-8 of this Ordinance.

**ARTICLE 11
LIMITED INDUSTRIAL DISTRICT – M-1**

**SECTION 11-9. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

~~11-9-1~~ Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.

~~11-9-21~~ The side yard facing on the side shall be fifty (50) feet for both main and accessory buildings. **For all uses: fifty (50) feet or more.**

ARTICLE 12
INTENSIVE INDUSTRIAL DISTRICT – M-2

**SECTION 12-9. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

12-9-1 ~~Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.~~

12-9-2 ~~The side yard facing on the side shall be fifty (50) feet for both main and accessory buildings.~~

As per Section 11-9 of this Ordinance.

ARTICLE 15
HEALTH SERVICES DISTRICT – HS

**SECTION 15-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

15-8-1 ~~Of the two or more sides of a corner lot, the front shall be deemed to be the shortest of the sides fronting on streets.~~

15-8-2 ~~The side yards facing on the side streets shall be twenty (20) feet for both main and accessory buildings.~~ **For all uses: twenty (20) feet or more.**

ARTICLE 15.1
MEDICAL CENTER DISTRICT – MC

**SECTION 15.1-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

15.1-8-1 ~~Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on a street.~~ **For all uses facing on a public street: thirty-five (35) feet or more.**

15.1-8-2 ~~The side yard facing on the side public street shall be a minimum of thirty-five (35) feet from the public right-of-way, or where the side yard~~ **For all uses** ~~facing on a side private street used as a collector in the District; , the side yard shall be forty (40) feet~~ **or more.**

**ARTICLE 16
HIGHER EDUCATION DISTRICT – HE-1**

**SECTION 16-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

~~16-8-1 Of the two (2) sides of a corner lot, the front shall be deemed to be
the shorter of the two (2) sides fronting on streets.~~

~~16-8-2 The side yard facing on the side street shall be thirty five (35) feet
for both main and accessory buildings.~~

As per Section 8-8 of this Ordinance.

**ARTICLE 16.1
EDUCATION, INSTITUTION AND PUBLIC USE DISTRICT – EIP**

**SECTION 16.1-8. ~~SPECIAL PROVISIONS FOR CORNER LOTS.~~ CORNER
SIDE YARD REGULATIONS**

As per Section 8-8 of this Ordinance.